



COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

PLANNING AND DEVELOPMENT SERVICES DIVISION

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DATE: December 12, 2005 **FILE:** PA05-0060

TO: File/Record/Applicant

FROM: Timothy Neely, Director, Planning and Development Services Division

SUBJECT: Planning Application PA05-0060– Administrative Site Development Permit to construct two single family residences in Lots 13 and 14 of Tract 12365, Santiago Canyon

APPLICANT: Robert Meyer, of Zadeh-Meyer Engineering.

I. NATURE OF PROJECT:

The proposed project consists of the construction of two single family residences located at 18051 and 18061 Merlin Street in Santiago Canyon. The sites proposed for development, which are currently vacant, are lots 13 and 14 of Tract 12365. This tract was originally recorded in June of 1989. A number of improvements due at the time of recordation of the Tract Map have been installed. Mass grading of the tract has been completed and streets and driveways have been installed as well. A single family homes have also been developed in Lot 2 (PA940019), Lots 8, 9 & 10 (PA0400104) and Lots 11 & 12 (PA010132).

The project site was originally approved for development through Zone Change ZC 85-02P and Area Plan AP 86-4P. As part of the Area Plan, a condition of approval was included to require that a Site Development Permit be obtained for each structure proposed within this development. The Area Plan also contained specific development standards and zoning requirements that established the development regulations for each lot within Tract 12365. Thus, the purpose of this Site Development Permit is to review the proposed single family homes and ensure that development of Lots 13 and 14 comply with the regulations of the Area Plan and the specific development regulations contained therein, including lot size, building envelopes, site coverage and open space.

II. REFERRAL FOR COMMENT:

The project was routed to County Departments and Sections, and to the Foothill / Trabuco Specific Plan Review Board for review and comment. Mr. Raymond Mills representing F/TSP review board offered a “No Comment” on September 26, 2005 to the project.

III. REFERENCE

The authority for administrative action is given by the following regulations: Orange County Zoning Code sections 7-9-150 "Discretionary Permits and Procedures" and Section 7-9-139 "Grading and Excavation", Zone Change ZC 85-02P and Area Plan AP 86-4P.

IV. ENVIRONMENTAL DOCUMENTATION

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is Categorically Exempt from the requirements (Class 3, new construction or conversion of small structures). Appendix A contains the required CEQA finding. (Note: Negative Declaration No. ND85-003 was prepared and found adequate for Area Plan 86-4P)

V. DISCUSSION/ANALYSIS:

Per the Area Plan, the base zoning for the development is RHE-2 (PD) (SR) "Residential Hillside Estate, Planned Development, Sign Restrictions". However, the more restrictive requirements of the Area Plan regarding setbacks, berming, landscaping and height limitations apply to all lots in this development. The matrix in Table 1 below includes standards applicable to Tract 12365, specifically those applicable to the two single family homes subject of this review. The development proposed for lots 13 and 14 fully complies with the requirements.

TABLE 1
SUMMARY OF DEVELOPMENT REGULATIONS

DEVELOPMENT STANDARD	AREA PLAN 86-4P TRACT MAP 12365	PROPOSED PROJECT	
		LOT 13	LOT 14
Structural setback from Santiago Canyon Road	175' from road centerline	Complies with 175' from centerline to building line	Complies with 175' from centerline to building line
Building Envelope, including Building Height	Building envelope area measured from property line ¹	Complies, at 10' Side; 25' Rear; 10' Front	Complies, at 10' Side; 25' Rear; 10' Front
	Height limited to 17' to 30' within building envelope	Complies at 17' high from rear 10' and 30' high thereon	Complies at 30' high
Building Setbacks	Per building envelope, measured from Property Line	Meet or exceed minimum (E side: 20'; W side: 10'; Rear: 38'; Front: greater than 10')	Meet or exceed minimum (E side: 46'; W side 85'; Rear 84'; 21' Front)

¹ Property line of building sites does not include right of way area to center line of Merlin street, ranging from 20 to 44 feet.

<i>continued</i>			
DEVELOPMENT STANDARD	AREA PLAN 86-4P TRACT MAP 12365	PROPOSED PROJECT	
		LOT 13	LOT 14
On-Site Landscape,	Screened to filter view onto site	Project conditioned to meet requirements at the time private landscape plans are approved.	
Berming	Variable, with a 3 foot height maximum		
Off-site Landscape (Lots A and B)	Per concept landscape plan of AP 86-4	Per landscape plan LS 90-107 D	
Phase I – Landscape	Per Concept landscape Plan of AP 86-4	Installation to be completed prior to building permits.	
Lighting	Confined to premises	None proposed	None proposed

The governing standards and processes of Area Plan 86-4P are based on portions of zoning district RHE-2 as well as the regulations of the PD zoning district. Lot sizes per RHE-2, at 2 acres per site have been calculated based on the PD designation stipulated in “7-9-110.6(c) Area Per Unit”, which states that the project net area shall have an average land area per unit no less than the minimum area per unit the base district. That is per base district RHE-2, at 2 acres or 20 lots in 41.9 acres.

The Building Site Coverage for each lot is also governed by PD requirements of Section 7-9-110 (b) 1, where the project net area for residential development is limited to 40%, however, the project as proposed has a site coverage of 15 %.

A major component of the design characteristics established by the Area Plan for this tract is the rural setting of the development site within the Silverado Canyon Area. Area Plan (86-4P) called for design guidelines for; land form; viewscape; relationship to Santiago Canyon Road; building volumes, height, materials and colors, and landscaping among others. In this regard, the site’s landscaping itself is fundamental in fulfilling the functional and aesthetic intent of the Area Plan.

The two single family homes under review on Lots 13 and 14 are found consistent with the Area Plan and the Tract Map, provided original conditions of approval are met as listed in Appendix B. The proposed single family hom

es proposed comply with the governing regulations described above, including the following:

Structural Setbacks: The proposal provides for the 175-foot setback from the centerline of Santiago Canyon Road.

Viewscape and relationship to Santiago Canyon Road: The building sites/pads are elevated 40 to 50 feet above Santiago Canyon Road and the structures conform to their building envelopes as required on the Area Plan and provide a two story dwelling on lot 13 and a single story dwelling on Lot 14 with roof plains designed to blend with the hillside. Other features such as building volumes and landscape describe below complement this aesthetic requirement.

On-site landscape: The landscape plan, per Condition of Approval 12, includes a combination of berms, tree clusters, and other plantings from the approved plant palette to create a filtered view from Santiago Canyon Road.

Building Volumes and Heights: The homes are designed with roof planes that slope away from the view with hip roofs. The structures conform to the required height limits and are confined to their building envelope as required by the Area Plan (Lot 13: 17 feet for the portion of the building envelope closest to Santiago Canyon Road and 30 feet for the remainder of the lot and; Lot 14: 17 feet for the entire lot as depicted on the Area Plan). No decks or balconies in view from Santiago Canyon Road are proposed.

Building Materials and Colors: The proposed structures will be finished with stucco in warm earth tones to blend with the rock formations and natural earth hues found on site. The roofs are proposed of fire retardant materials resembling traditional Spanish clay tile.

VI. CERTIFICATION

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Timothy Neely, Director
RDMD, Planning and Development Services Department

By: signature on file
Charles M. Shoemaker, Chief
RDMD, Site Planning Section

Date: 12/12/2005

VII. APPEAL PROCEDURE

Any interested person may appeal the decision of the Director, Planning and Development Services Department on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of the required document and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower Street, Santa Ana.

VIII. APPENDICES

- A. Findings for Planning Application PA05-0060
- B. Conditions of Approval for Planning Application PA05-0060